

Orange Grove Housing for Industrial Workers
1031, 1201-1209 E. Thirteenth Street
Chattanooga
Hamilton County
Tennessee

HABS No. TN-205

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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C.

HISTORIC AMERICAN BUILDINGS SURVEY

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ORANGE GROVE HOUSING FOR INDUSTRIAL WORKERS

HABS No. TN-205

Location: 1031, 1201-1209 East Thirteenth Street, two blocks north of and parallel to Main Street between the thru streets (to Main) of Holtzclaw Avenue and Polk Street on the north side of East Thirteenth Street beginning with the intersection of the east line of Olive Street with the north line of East Thirteenth Street and running east 50 feet, Chattanooga, Hamilton County, Tennessee.

Present Owners: Steve L. and Brenda Mallen, 4031 Brookfield Circle, Chattanooga, Tennessee

Present Occupants: Various tenants.

Present Use: Residences.

Significance: This group of six houses, together with others in the vicinity, is a good example of a late nineteenth century industrial neighborhood of the South. The neighborhood, including educational and commercial facilities, developed as part of the Orange Grove Industrial Subdivision of Chattanooga. These houses, built circa 1888, have a plan composed of three consecutive rooms, and illustrate the simplicity and standardization typical of early industrial housing.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Circa 1888.
2. Architect: Not known
3. Original and subsequent owners:
 - a. Legal description: Lots 240, 241 and 242, Orange Grove Addition to City of Chattanooga, Hamilton County, Tennessee, District 1, Ward 10, southwest quarter section 17, second township, 4th range west of basis line in the Ocoee District.

b. Chain of title:

Bk. 53, p. 341, 2/15/1887

Dudley Baldwin and wife and William J. Boardman of Ohio to Chattanooga Investment Corporation for \$73,235 for approximately 24 acres and adjoining the National Cemeteries subject to highway and removal of buildings and fences erected by Stephen Bushel.

Bk. 53, p. 380, 2/12/1887

F. G. and L. E. Montague to Chattanooga Investment Corporation for \$13,000, 12 1/2 acres.

Bk. 64, p. 167, 12/5/1887

Chattanooga Investment Corporation to John M. Stivers, for \$965 for Lots 241-242, (100' x 116') and Lot 263. Recorded 5/19/1888

Bk. 68, p. 186, 1/21/1889

John M. Stivers to George H. Crofts for \$785, Lots 241-242. Recorded 1/24/1889

Bk. 176, p. 381, 3/28/1904

George H. Crofts and wife to J. G. St. Armand for \$1200. Recorded 4/20/1904

Bk. 181, p. 697, 4/13/1904

J. G. St. Armand to George H. Crofts, both of Fulton, Georgia, for \$10 quit claim. Recorded 1/31/1905

Bk. 185, p. 599, 5/5/1905

George H. Crofts to J. H. Crossman for \$1100. Recorded 5/18/1905

Bk. 185, p. 600, 5/16/1905

Jas. H. Crossman and wife to H. R. Parsons and wife for \$1200. Recorded 5/18/1905

Bk. 289, p. 527, 7/2/13

H. R. Parsons and wife to N. A. Jolly and wife
for \$2100. Recorded 7/14/1913

Bk. K-16, p. 256, 12/21/1921

N. A. Jolly and wife to William L. Brown and W.
D. Moon for \$2800. Recorded 12/2/21

Bk. 1005, p. 181, 7/18/1949

American National Bank and Trust Company,
Trustees. William Brown vs. Ely Chapin, Sr. and
W. D. Moon. Partition of property. William
Brown's share of Lots 243 "a one story frame
duplex," Lots 241-242 "five one story frame
dwellings," Lot 244 "one story frame duplex"

Bk. 1457, p. 362, 7/12/1961

Tuberculosis Sanitarium Association of
Chattanooga; L. H. Caldwell, President, Vine
Street Orphans Home; Mrs. Fred S. Turnbull; and
In-As-Much Mission, Mrs. E. A. Rogers, President,
under will of William L. Brown (will Bk. 8, p.
722-724) to Abe and Jake Frumin. Lots 240-242.
Recorded 7/25/1961

Bk. 1650, p. 203, 10/27/65

Jake Frumin to Steve L. Mallen and wife, Lots
240-242 for \$100. Recorded 10/27/1965.

4. Builder or contractor, supplier: Probably built and supplied by
Lookout Planing Mill off East Montgomery Street (two blocks away).

B. Historical Context:

Orange Grove Subdivision, an industrial and residential
community, was established in 1887 on the farm lands south of the
National Cemetery within the corporate limits of the city of
Chattanooga. The land had belonged to Dudley Baldwin of Cleveland,
Ohio. Baldwin had purchased much of the land surrounding the city of
Chattanooga in the years of and following the Civil War.

One of the earliest industries to locate here was the Lookout Planing Mill established in 1888. John M. Stivers, who purchased Lots 241-242 in 1887, was one of the proprietors of the mill. The factory offered "rough and dressed lumber, sash, doors, blinds, laths, shingles, flooring, ceiling, siding, mantels, moldings, scroll work, etc., etc.," and made "long leaf Georgia pine flooring a specialty." Their trade was 100% local and was closely associated with the furniture woodworking, coffin making, and refrigerating industries that developed simultaneously in Chattanooga and nearby. Other companies that located here were the American Dynamite Company and the Tennessee Coffin Company.

Most of the houses in this area were built simultaneously in groups by various developers. The Mutual Real Estate and Home Building Association built all the homes on the south side of East Thirteenth Street opposite the Orange Grove houses. These residences were also built on a standardized plan but not like those of the other areas of the subdivision built at a different time or date. This community therefore is made up of blocks or groups of housing whose differences only become evident at the borders where one group changes to another.

Chattanooga owes its livelihood to its industrial development. Most of this industry is heavy, such as its several foundries. Chattanooga's river location and its situation at the narrows of the great East Tennessee Valley prompted its industrial and commercial growth made possible by local as well as Northern capital beginning in the last two decades of the nineteenth century. The city is full of various sections of industrial housing built at different times since then and each newer group reveals the climbing status and improving standard of living of the South's working classes. The Orange Grove housing is one of the best preserved examples of the earliest such housing. Its physical fabric illustrates a community barely one step removed from the first industrial enterprises of the surrounding mountains, the company-towns.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: See Significance statement on page 1.

B. Description of Exterior:

1. Overall dimensions: Each house is a rectangle and measures approximately 14' x 48'. It is one story high and has a shotgun floor plan.

2. Foundations: Not recorded.
 3. Walls: Clapboarding.
 4. Structural system, framing: Frame construction.
 5. Porches: Plain design having shed roofs and posts, in both rear and front sides. Decorative wood brackets are on the sides of the front porches, at the roof area.
 6. Chimneys: Two plain brick chimneys to each house--one in the front section and the other in the rear section.
 7. Openings:
 - a. Doorways and doors: Panel doors.
 - b. Windows: Four-over-four double-hung sash windows in most cases
 8. Roof:
 - a. Shape, covering: Gable roof with ridge perpendicular to front facade in each house.
- C. Description of Interior:
- See HABS measured drawings of the houses for a visual observation of the interior.

PART III. SOURCES OF INFORMATION

A. Bibliography:

1. Primary and unpublished sources:

Hamilton County Deed Books, Hamilton County Courthouse,
Chattanooga. Property records.

Hamilton County Tax Assessors Records, Hamilton County
Courthouse, Chattanooga. Property records.

2. Secondary and published sources:

Chattanooga City Directories. Check with Chattanooga area
libraries, if they carry them.

Hopkins, C. E. Atlas of the City of Chattanooga,
Tennessee. Philadelphia, 1889. Plate 13. Copy available
at the Chattanooga Public Library, in the Historical
Collection files.

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Tennessee Historical Commission and the East Tennessee Historical Society. Under the direction of John Poppeliers, Chief of HABS, the project was completed in 1974 at the HABS field office, School of Architecture, University of Tennessee, Knoxville, by Michael A. Tomlan (Columbia University), Project Supervisor; Joseph L. Herndon (Columbia University), Project Historian; William W. Howell (University of Tennessee) and Thomas Gordon Smith (University of California at Berkeley), architects; and Marc Stewart Levoy (Cornell University), student assistant architect.

Susan McCown, a staff historian in the HABS/HAER Washington, D. C. office, wrote and edited data in 1985 for transmittal to the Library of Congress.

Historical section prepared by:

Joseph L. Herndon
HABS Project Historian
Summer 1974

Architectural section prepared by:

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HABS Historian
Spring 1985